



24 St. Marys Walk, Hambleton  
Selby, North Yorkshire YO8 9GH

Guide Price £111,500

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale a superbly presented, three-bedroom leasehold end of terrace, tucked away in a quiet residential cul-de-sac in the popular village of Hambleton, well situated with easy access to both the Selby and York City Centres and local amenities close at hand. This property is on a 50% shared ownership scheme, aimed at helping local people get onto the housing market and will appeal to a multitude of buyers including first-time buyers, professional couples and those looking for a family home. Briefly comprises: Entrance hall with doors leading into the reception rooms. To the right we find the kitchen, fitted with a range of modern units and a full range of integral appliances. To the left a handy downstairs cloakroom. Onwards into the heart of the house, is the spacious living room with French doors opening into the garden and ample space for a table and chairs, completing the ground floor. Stairs lead us up from living room to the first floor galleried landing, where we find the principal bedroom with its own en-suite shower room and there are also two further bedrooms and a modern family bathroom. Outside to the front a pebbled garden area, proving off street parking and to the rear a fenced garden with a paved patio area, perfect for outside entertaining. There is also access to the garden from a side gate and an allocated parking space, just right for households with two cars. The property is situated within the desirable village of Hambleton, which hosts a range of local amenities including a primary school, general shop, public house, restaurant and community centre. Hambleton is also an ideal location for commuters due to its access links to all major networks making it perfect for those travelling to York, Selby, Leeds and Hull. An early viewing comes highly recommended not to miss out on this superb home.

**Hambleton is a charming village nestled in the Selby District of North Yorkshire, England. This quaint settlement offers a delightful glimpse into traditional English village life, characterised by its picturesque landscapes & welcoming community spirit. Hambleton's countryside offers ample opportunities for outdoor activities. The nearby Hambleton Hough is a small hill & nature area perfect for walking, providing panoramic views of the surrounding landscape. The area is also ideal for cycling and birdwatching, making it a haven for nature enthusiasts.**



### Entrance Hall

Front Upvc entrance door, storage cupboard and radiator\*. Stairs to the first floor. Doors leading to...

### Cloakroom

Suite in white comprising; Wash hand basin with mixer tap, low level wc, double glazed window to front aspect and radiator\*.

### Living Room

15' 2" x 13' 8" (4.62m x 4.16m)

Double glazed French doors and windows to the rear aspect, television point\* and radiator\*. Stairs leading to the first floor.

### Kitchen

12' 4" x 8' 0" (3.76m x 2.44m)

Fitted with a range of modern wall and floor units with matching work surfaces over, drainer sink with mixer tap, electric cooker\*, 4 x gas hob\*, extractor hood\*, fridge/freezer, dishwasher\* and washing machine, cupboard with wall mounted boiler\*, double glazed windows to front aspect and radiator\*.



### First Floor Landing

Double glazed windows to side aspect. Storage cupboard and loft hatch with pull down ladder. Doors leading to...

### Bedroom 1

12' 8" x 8' 6" (3.86m x 2.59m)

Double glazed windows to rear aspect and radiator\*. Door leading to...

### En-suite

8' 6" x 5' 3" (2.59m x 1.60m)

White suite comprising; shower cubical with mains shower over\*, pedestal wash hand basin with mixer taps, low level wc and radiator\*.

### Bedroom 2

9' 6" x 8' 5" (2.89m x 2.56m)

Double glazed windows to front aspect and radiator\*.

### Bedroom 3

9' 2" x 6' 6" (2.79m x 1.98m)

Double glazed windows to rear and radiator\*.



### Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Bathroom in white: Suite comprising bath with mixer tap, wash hand basin with mixer tap, low level wc, double glazed window to front aspect and radiator\*.

### Outside

To the front of the property is a low maintenance pebble garden area, providing off street parking. To the rear is a fenced garden with a paved patio area, perfect for outside entertaining, a green house, plus a storage shed. To the side of the property is an allocated parking space.



## Tenure

\*LEASEHOLD INFORMATION\*.

Term: 125 years from 30th October 2009

The current monthly charges payable to Home Group from 1st April 20 26 are £140.81 and are broken down as follows:

- Rent - £110.97
- Management charge – £2.08
- Insurance charge - £27.76

The above charges are reviewed annually on 1st April.

Home Group Limited charge £140.81 rent per month FROM 1/4/2026. (reviewed annually). Covers the above costs.

Applicants must have a local connection to the area & will need to be approved by Home Group, completing their online assessment form.

## Agents Note

EPC Rating C. Council tax band C.

Broadband supplier: EE.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.

This is a leasehold property. This property is on a 50% ownership scheme, to help enable people buy a property in their local area. The property is associated with Home Group Limited. There is potential to purchase more, to a maximum selling price of 80% of the market value. The property's full value is £223,000, valuation completed by a RICS qualified surveyor, not Bishops Personal Agents.





## Energy performance certificate (EPC)

24 St. Marys Walk  
Hambleton  
SELBY  
YO8 9GH

Energy rating

C

Valid until:

3 March 2036

Certificate number:

0380-2347-1570-2706-5921

Property type

End-terrace house

Total floor area

77 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Bishops Personal Agents**

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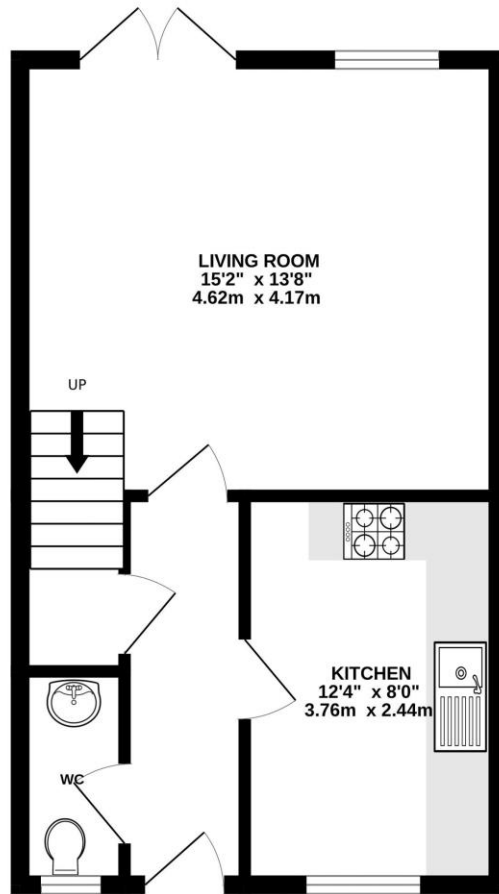
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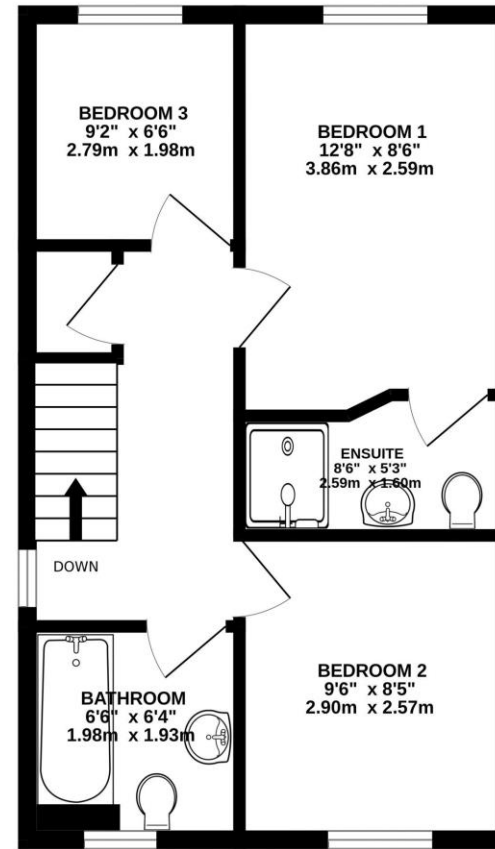
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GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.